

Alan Fink, Solicitor  
Suite 200 Executive Building  
22 West Road  
Towson, Maryland 21204

**TRUSTEE'S SALE  
OF VALUABLE  
FEE-SIMPLE PROPERTY  
ROUTE 2, BOX 96A, KEYMAR, MARYLAND**

By virtue of a decree of the Circuit Court for Frederick County, (Equity Case No. 33012), the undersigned Trustee, will sell at public auction on the premises, on  
**FRIDAY, DECEMBER 17, 1982  
AT 12:00 O'CLOCK NOON**

ALL THAT LOT OF GROUND AND THE IMPROVEMENTS thereon situate in Frederick County, Maryland, and described as follows:

BEING all that lot or parcel of land on the north side of Warner Road, part of a tract that was surveyed by John J. John of New Windsor, Maryland, on April 17, 1936, and as resurveyed on April 9, 1972 by Joseph F. Brown, registered property line surveyor, beginning at a steel bar and a survey cap set at the end of the south 11.9 rod line, and thence running with Warner Road, (1) south 71 degrees 00 minutes west 161.66 feet, thence leaving the said road (2) north 15 degrees 53 minutes west 190.00 feet to a concrete monument and the property line of C. Villarell, and thence running with the said C. Villarell property (3) north 71 degrees 43 minutes east 205.00 feet to an iron pin and survey cap, thence (4) south 03 degrees 00 minutes east 194.70 feet to the point of beginning, containing 30,544 square feet more or less or 0.7012 acres more or less, and being lot 3, as shown on the plat being recorded herewith. The improvements thereon being known as No. Route 2, Box 96A, Keymar, Maryland.

Property is in fee-simple and improved by an 8-room ranch dwelling with club basement; all brick construction.

The property will be sold subject to conditions, restrictions and agreements of record affecting the same, if any.

**TERMS OF SALE:** A cash or certified check deposit of \$3,500.00 at time of sale, balance in cash upon final ratification of sale by the Circuit Court of Frederick County, interest to be paid on unpaid purchase money at the rate of 10% from date of sale to date of settlement. Taxes, water rent, to be adjusted to date of sale. All other public charges and assessments, payable on an annual basis, including sanitary and/or Metropolitan district charges to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Cost of all documentary stamps and transfer taxes shall be borne by the purchaser.

**JACK W. STOLLOF,  
Trustee**

Harvey West, Auctioneer  
#411 Investment Building  
Baltimore, Maryland 21204  
301-828-4567